

# AFFORDABLE HOUSING ANNUAL REPORT

## FISCAL YEAR 2018

(JULY 1, 2017-JUNE 30, 2018)

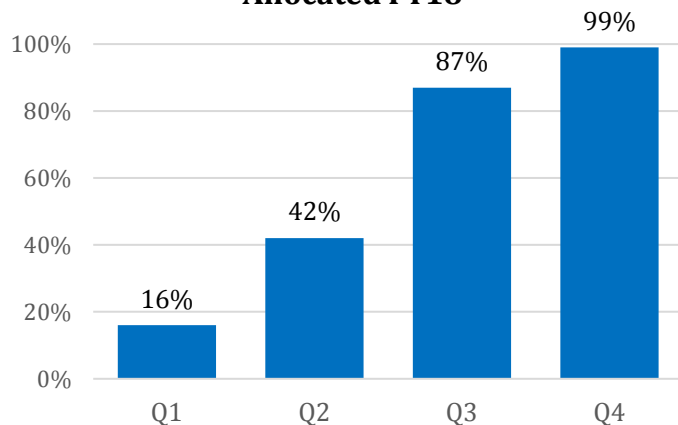
### OUR GOAL

*To increase access to housing for individuals across a range of incomes, and to constantly strive for more equitable outcomes and opportunities for historically underserved populations.*

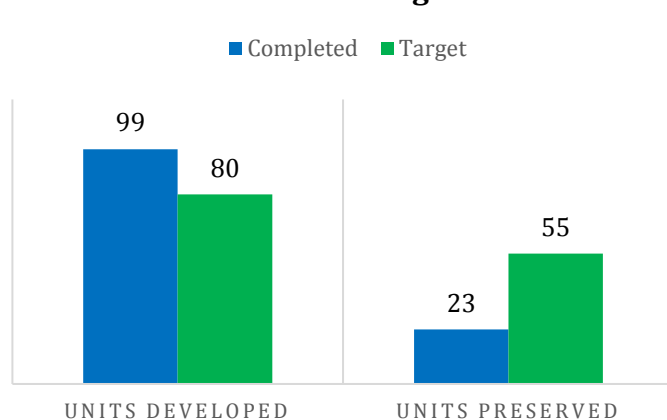
### 2018 KEY RESULTS

- The Town exceeded our development target, supporting the development of 99 affordable units this fiscal year.
- The Town supported 23 affordable housing preservation projects in FY18.
- 99% of funding available for affordable housing projects was allocated this fiscal year.
- In collaboration with our partners, the Town supported the development of the first permanently affordable tiny home duplex, as well as the first Low Income Housing Tax Credit affordable housing development, Greenfield Place, in over a decade.
- Supported the Northside Neighborhood Initiative (NNI), a collaboration between UNC, Self Help, the Jackson Center and affordable housing providers. In FY18, eight properties were acquired and eight properties were sold by the NNI Land Bank to be preserved as permanently affordable housing.

**Percentage of Project Funding Allocated FY18**



**Units Completed in FY18 vs Annual Target**

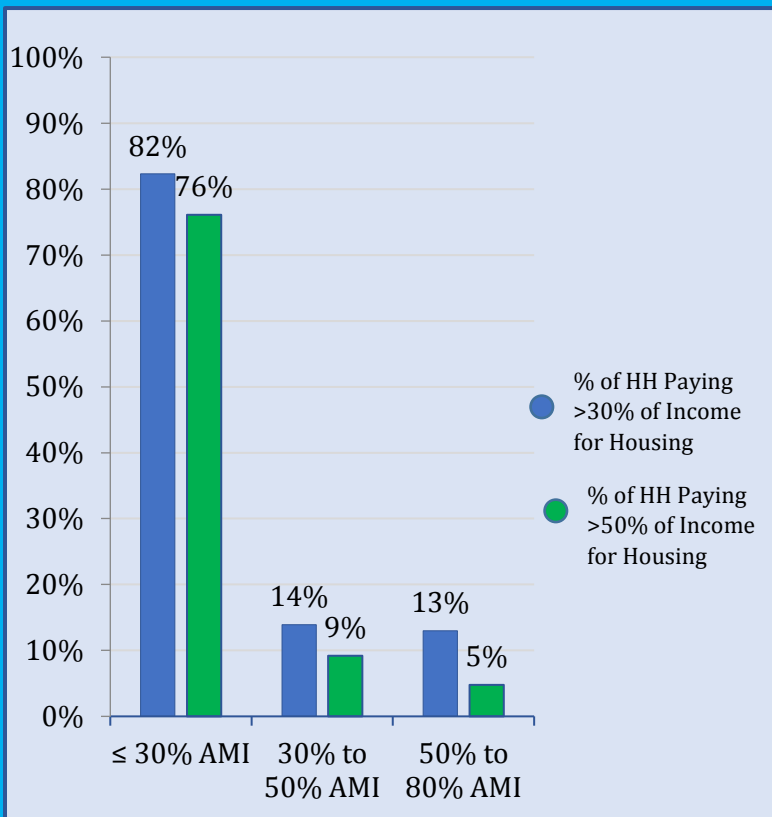


**TO LEARN MORE: [www.chapelhillaffordablehousing.org](http://www.chapelhillaffordablehousing.org).**

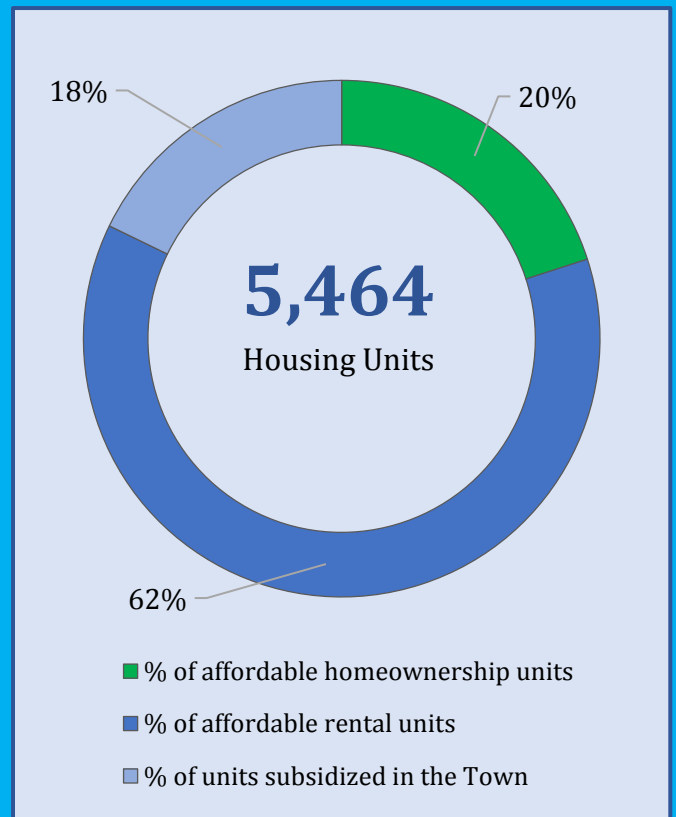
# COMMUNITY INDICATORS

<b>\$362,700</b> Median Home Value	<b>\$73,300</b> Area Median Income (AMI)	<b>52%</b> of Renters spend more than 30% of income on Housing	<b>25%</b> of Housing Units are affordable to households with income under 80% AMI
	<b>\$6,235,681</b> Town Budget for Affordable Housing Strategies	<b>22%</b> of Homeowners spend more than 30% of income on Housing	<b>84%</b> of Subsidized Housing Units within ¼ mile of a bus stop

Percent of Households that are Cost-burdened by Income Level



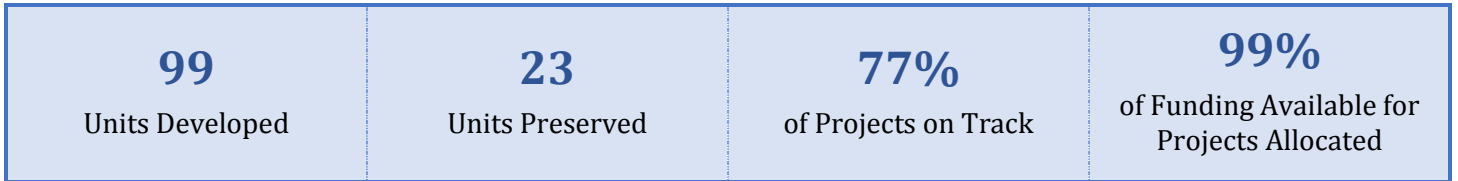
Number of Housing Units that are Affordable to Households with Income Under 80% AMI



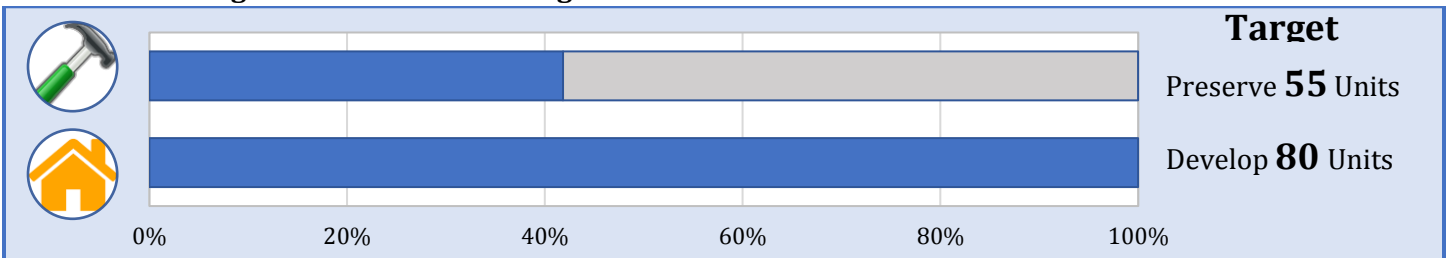
## FY18 Quarter 4 Key Takeaways

- The Town supported the development of three units this quarter and 99 total for this fiscal year
- The Town supported 14 preservation projects this quarter, for a total of 23 for the fiscal year
- The Town allocated 99% of funding available for affordable housing projects this fiscal year

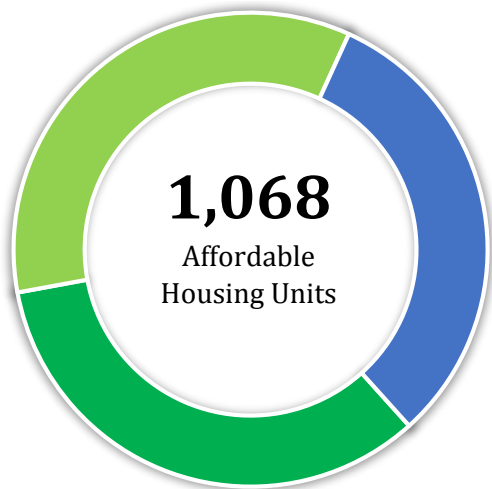
## FY18 Town Performance-to-Date



## Year-to-Date Progress Towards FY18 Targets

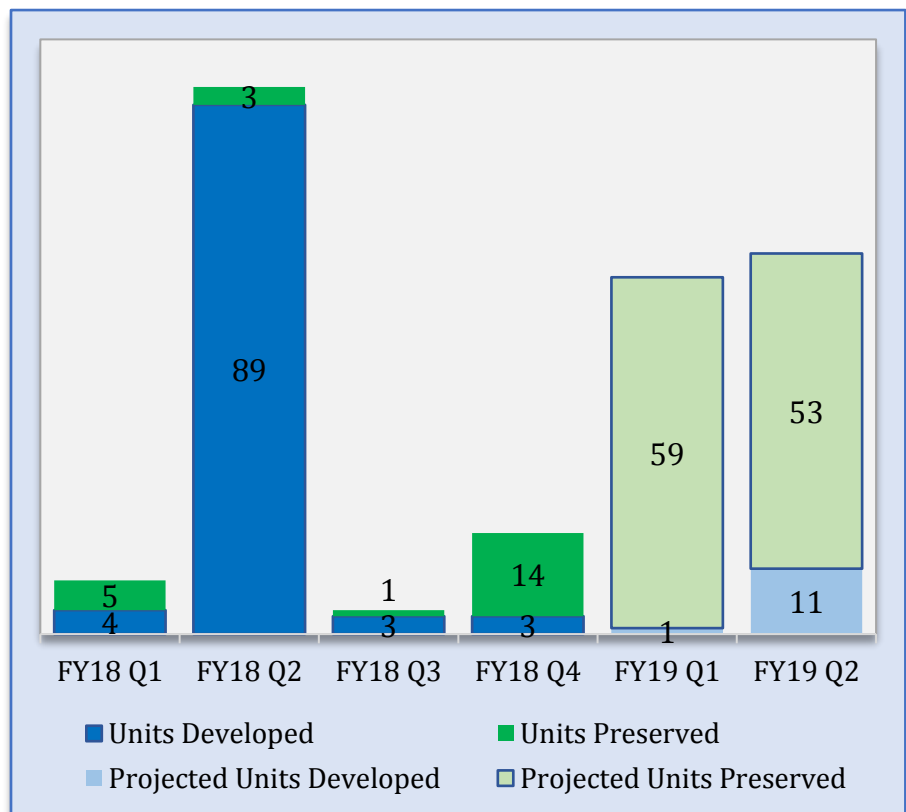


## Number of Subsidized Units in Town

















- Home Ownership: 364
- Public Housing: 336
- Rental: 368

## Actual and Projections by Quarter – Number of Units



## FY18 Q4 Update | Affordable Housing Projects Underway Supported by Town Funds

Project Type	Provider	Project or Development Name	Number of Units	Projected Completion	Status
	Community Home Trust	Brooks Street Acquisition	1	FY18 Q4	✓
	Self-Help	Homeowner Rehabilitation	1	FY18 Q4	✓
	Town of Chapel Hill	Transitional Housing Conversion from Police Substation	1	FY18 Q4	✓
	Habitat for Humanity	Homeowner Rehabilitation	10	FY19 Q1	●
	Community Home Trust	Homebuyer Subsidy	2	FY19 Q1	●
	Community Home Trust	Courtyards Acquisition	2	FY19 Q1	●
	Church of the Advocate	Pee Wee Homes Tiny Homes	3	FY19 Q2	●
	Rebuilding Together	Homeowner Rehabilitation	4	FY19 Q2	●
	Town of Chapel Hill	Transitional Housing Acquisition from CASA	4	FY19 Q2	●
	Community Home Trust	Graham Street Acquisition	1	FY19 Q2	●
	Town of Chapel Hill	Sykes Street Transitional Housing Acquisition	4	FY19 Q2	●
	Habitat for Humanity	Northside Land Acquisition and Second Mortgage Assistance Project	7	FY19 Q2	●
	Habitat for Humanity	Lindsay St & McMasters St Homes	2	FY19 Q2	●
	DHIC	Greenfield Commons	69	FY19 Q3	●
	Community Empowerment Fund	Rental and Utility Assistance Program	24	FY19 Q4	●
	CASA	Merritt Mill Road Multi-Family Development	24	FY20 Q4	●

## FY18 Q4 Update | Housing & Community Work Plan Highlights

Major Projects in Affordable Housing	Notes	Status
Affordable Housing Quarterly Report	<ul style="list-style-type: none"> <li>Staff shared quarterly reports with Council throughout the year</li> </ul>	●
Annual Housing & Community Report	<ul style="list-style-type: none"> <li>FY18 Report completed and will be shared with Council in September</li> <li>FY17 Report completed and shared with Council in work plan update at 9/6/17 Business Meeting</li> </ul>	●
Expand Collaboration	<ul style="list-style-type: none"> <li>Staff is conducting meetings with the school system to explore partnership opportunities</li> <li>Managers discussions ongoing</li> <li>FY19 Performance Agreement in place for Northside Neighborhood Initiative</li> </ul>	●
2200 Homestead Road Development Project	<ul style="list-style-type: none"> <li>HAB, CDC and Council reviewed Concept Plan in June 2018 and staff is conducting next steps based on feedback received, including identifying development partners, informing project costing, and defining income levels</li> <li>Public input sessions held on 2/15/18 and 3/1/18</li> <li>Council designated site for mixed income affordable housing development at 9/6/17 Business Meeting</li> </ul>	●
Public Housing Master Plan	<ul style="list-style-type: none"> <li>Staff provided update to Council in June 2018</li> <li>Staff coordinated the completion of structural assessment of units</li> <li>Staff is implementing outreach and communication plan</li> </ul>	●

Analyze Other Town Properties for Affordable Housing Development	<ul style="list-style-type: none"> <li>• Council approved the prioritization of three Town properties in June 2018</li> <li>• Initiated the analysis of Town properties for affordable housing development through an interdepartmental team</li> </ul>	●
Acquire Properties for Affordable Housing Development and Preservation	<ul style="list-style-type: none"> <li>• The Town is scheduled to acquire four CASA properties at the end of August 2018</li> <li>• Sykes Street quadraplex acquired on 4/13/18 to be brought into transitional housing inventory</li> <li>• Former police substation in Northside renovated and brought into transitional housing inventory on 4/9/18</li> </ul>	●
Create Investment Plan for Affordable Housing	<ul style="list-style-type: none"> <li>• Council approved resolution stating intent to proceed with \$10 million bond</li> <li>• Council preliminary discussion of affordable housing bond priorities took place at 2/7/18 Work Session</li> <li>• Framework for Investment Plan shared with Council at 10/4/17 Work Session</li> </ul>	●
Develop Strategies to address Manufactured Home Park Redevelopment Threat	<ul style="list-style-type: none"> <li>• Council approved prioritizing three Town-owned sites for affordable housing development in June 2018</li> <li>• Staff continuing to collaborate with Orange County and neighboring jurisdictions on implementation of coordinated strategy</li> <li>• Staff provided an update to Council on 3/22/18</li> <li>• Resident engagement and partnerships are ongoing</li> </ul>	●
Explore creation of Employee Housing Incentives	<ul style="list-style-type: none"> <li>• Staff to return to Council with proposed pilot program in the fall of 2018</li> <li>• Presentation on staff's exploration was presented to Council on 2/21/18</li> </ul>	●
Manage Affordable Housing Funding Programs - CDBG, HOME, AHDR, AHF	<ul style="list-style-type: none"> <li>• Staff developed grant reporting and tracking tool to assist staff in better tracking outcomes and performance of agencies the Town funds</li> <li>• Staff brought consideration of CDBG and HOME funding recommendations to Council in June 2018</li> <li>• Staff brought consideration of CASA funding application to Council at the 5/2/18 meeting</li> <li>• Council approved the Housing Advisory Board's recommendation for the second funding cycle of the Affordable Housing Development Reserve for FY18 at the 1/31/18 Business Meeting</li> <li>• Submitted Annual Action Plan for CDBG for FY17-18 and Consolidated Annual Performance and Evaluation Report</li> </ul>	●
Develop Communications and Marketing Strategy	<ul style="list-style-type: none"> <li>• Staff launched and presented creation of the new affordable housing website to Council at 5/2/18 meeting</li> <li>• Engaged Liaison firm to assist with communications and marketing strategy implementation</li> </ul>	●

## Notes & Citations

- The Median Home Value data source is Zillow.com.
- The Area Median Income data source is the 2015 American Community Survey and is representative of a family of four.
- The total budget for affordable housing strategies captures all Town expenditures for affordable housing. This includes the Affordable Housing Fund, CDBG Funds, and operating funds, among others.
- The metrics displaying percentage of Renters and Homeowners that pay more than 30% of their income on Housing was provided by the 2017 David Rosen & Associates Comprehensive Affordable Housing Analysis. The data source is HUD Comprehensive Housing Affordability Strategy (CHAS) data for 2008-2012; DRA. (p. 17, Table 5)
- The percentage of housing units that are affordable to households with income under 80% AMI includes market-created affordable units and units subsidized by the Town. The data source for this metric and corresponding chart is the County-wide data inventory created through the Orange County Affordable Housing Coalition.
- The data source for the percentage of subsidized housing units within ¼ mile of a bus stop is the Town of Chapel Hill GIS & Analytics Division. This metric measures the walkable distance between an affordable housing unit and a public bus stop.

- The graph displaying data on 'Percent of Households that are Cost-burdened by Income Level' was provided by the 2017 David Rosen & Associates Comprehensive Affordable Housing Analysis. The data source is the HUD Comprehensive Housing Affordability Strategy (CHAS) data for 2008-2012; DRA. (p. 16, Chart 3)
- The percent of budget allocated metric displays the percentage of the Town budget for affordable housing projects allocated as of the date of the quarterly report.
- The data source for the number of units subsidized by the Town is the County-wide data inventory created through the Orange County Affordable Housing Coalition.
- The data source for subsidized housing unit development projections is the County-wide data inventory created through the Orange County Affordable Housing Coalition.
- The legend for the green/yellow/red light project tracker is the following:
  - ✓: The project has been completed
  - Green: The project is on track to meet its original project scope and schedule
  - Yellow: The project has been delayed in meeting its original project scope and schedule
  - Red: The project has stalled and will not meet its original project scope and schedule